



44 Hookstone Avenue, Harrogate, North Yorkshire, HG2 8ER

£250,000

Offers Over

## 44 Hookstone Avenue, Harrogate, North Yorkshire, HG2 8ER

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A spacious and well-presented middle-of-terrace stone-fronted property providing generous accommodation over three levels.

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The accommodation provides flexible accommodation with a sitting room and dining kitchen on the ground floor, together with two good-sized double bedrooms, a box room and a modern bathroom on the upper floors.

To the rear of the property there is an attractive courtyard garden providing an excellent outdoor entertaining space. The property enjoys a very popular and most convenient residential position on the southside of Harrogate, well placed to excellent schools, local shopping parade and Hornbeam Park railway station.





## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with window to front and attractive fireplace with gas stove with living-flame gas fire.

### **DINING KITCHEN**

With dining area, window to rear and door leading to garden. The kitchen comprises a range of modern wall and base units with gas hob and electric oven, integrated drinks fridge and space and plumbing for a washing machine. Under stairs cupboard.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with window to front and fitted wardrobes.

### **BOX ROOM**

Providing useful storage space/dressing room.

### **BATHROOM**

A modern white suite with WC, washbasin and bath with shower above. Window to rear.

## **SECOND FLOOR**

### **BEDROOM 2**

A large double bedroom with skylight windows to front and rear.

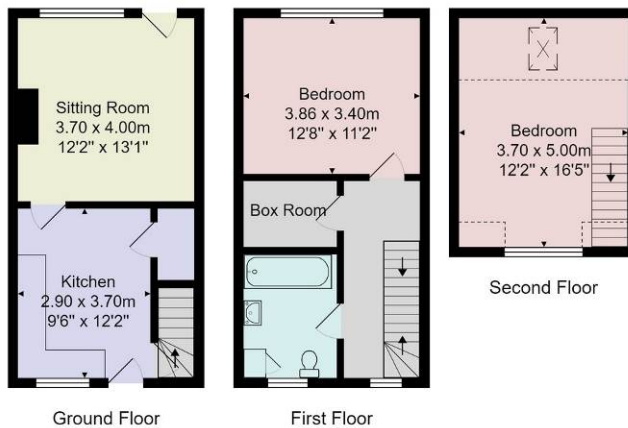
### **OUTSIDE**

To the rear of the property there is an attractive enclosed courtyard garden with paved sitting area and useful storeroom.

**Tenure - Freehold**

**Council Tax Band - B**





Total Area: 79.2 m<sup>2</sup> ... 852 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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